HOUSING NOW TABLES
Victoria CMA

Date Released: September 2018

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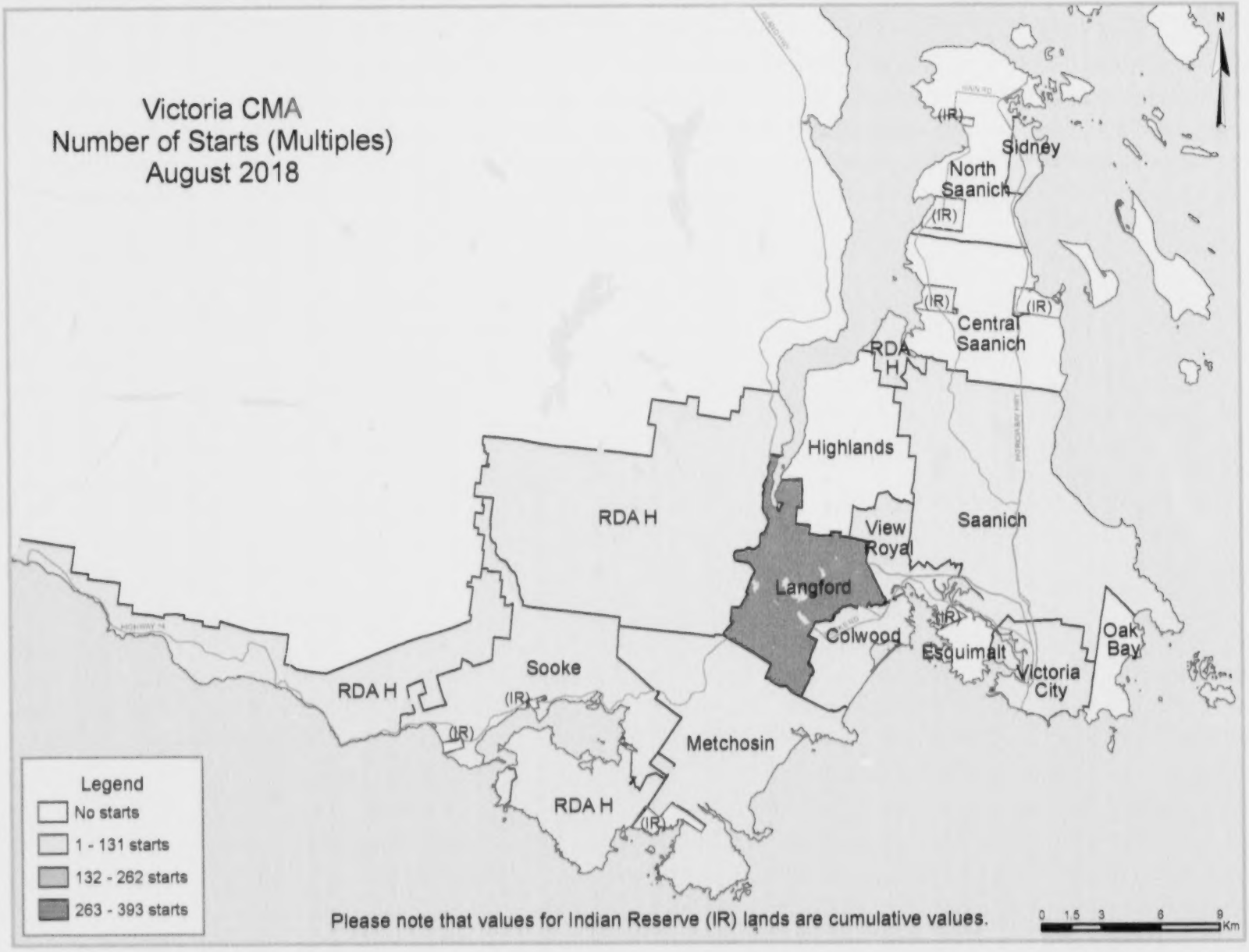
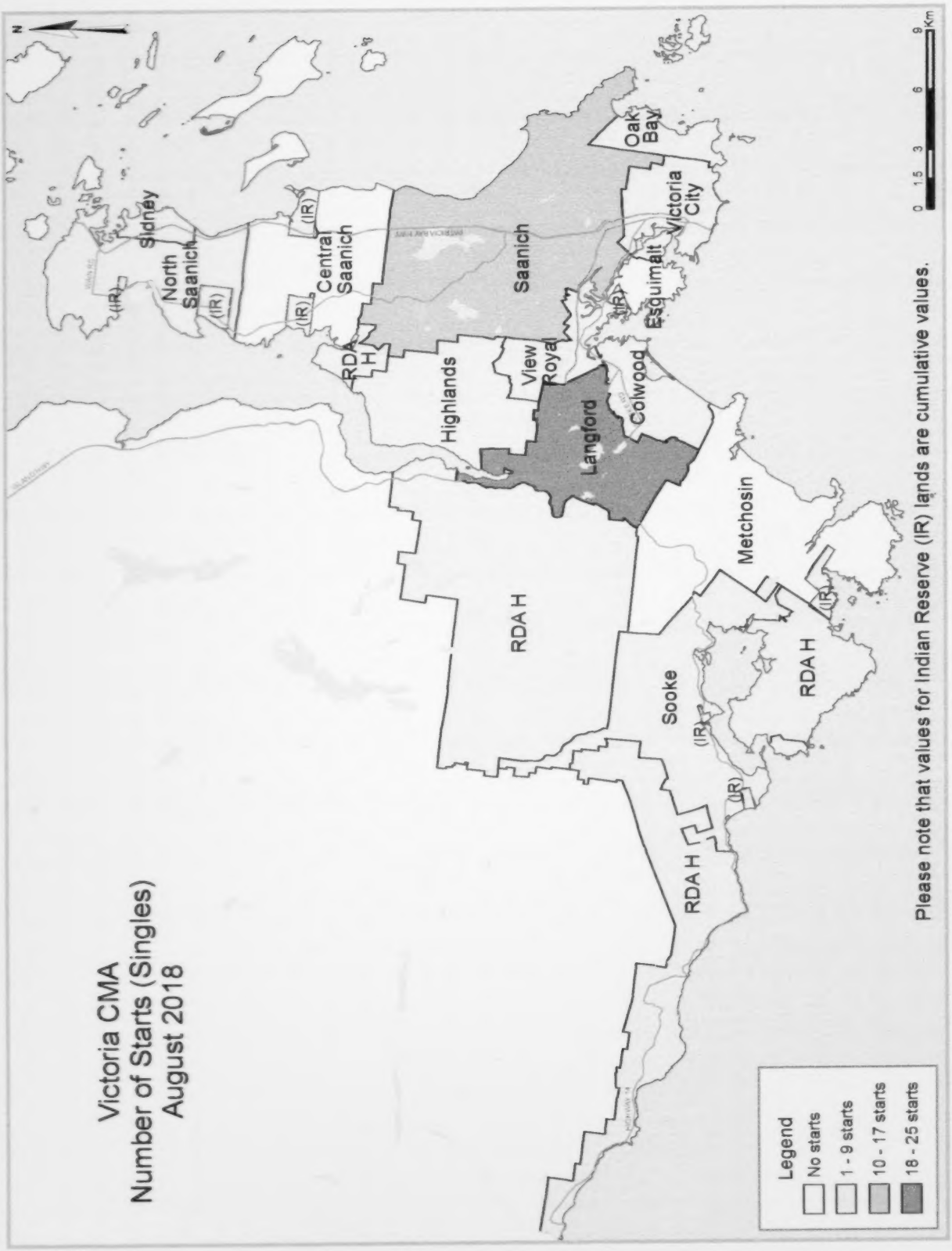
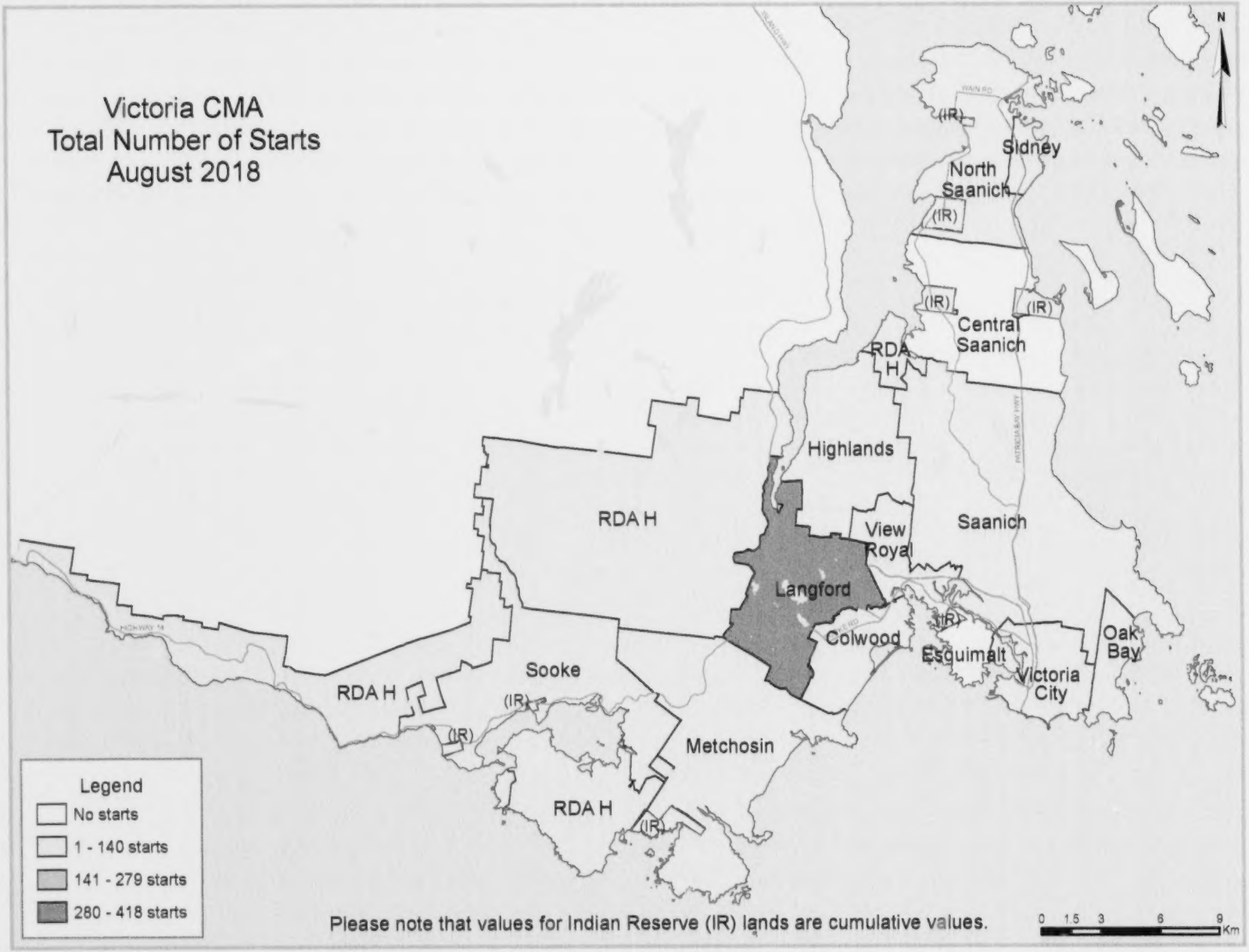
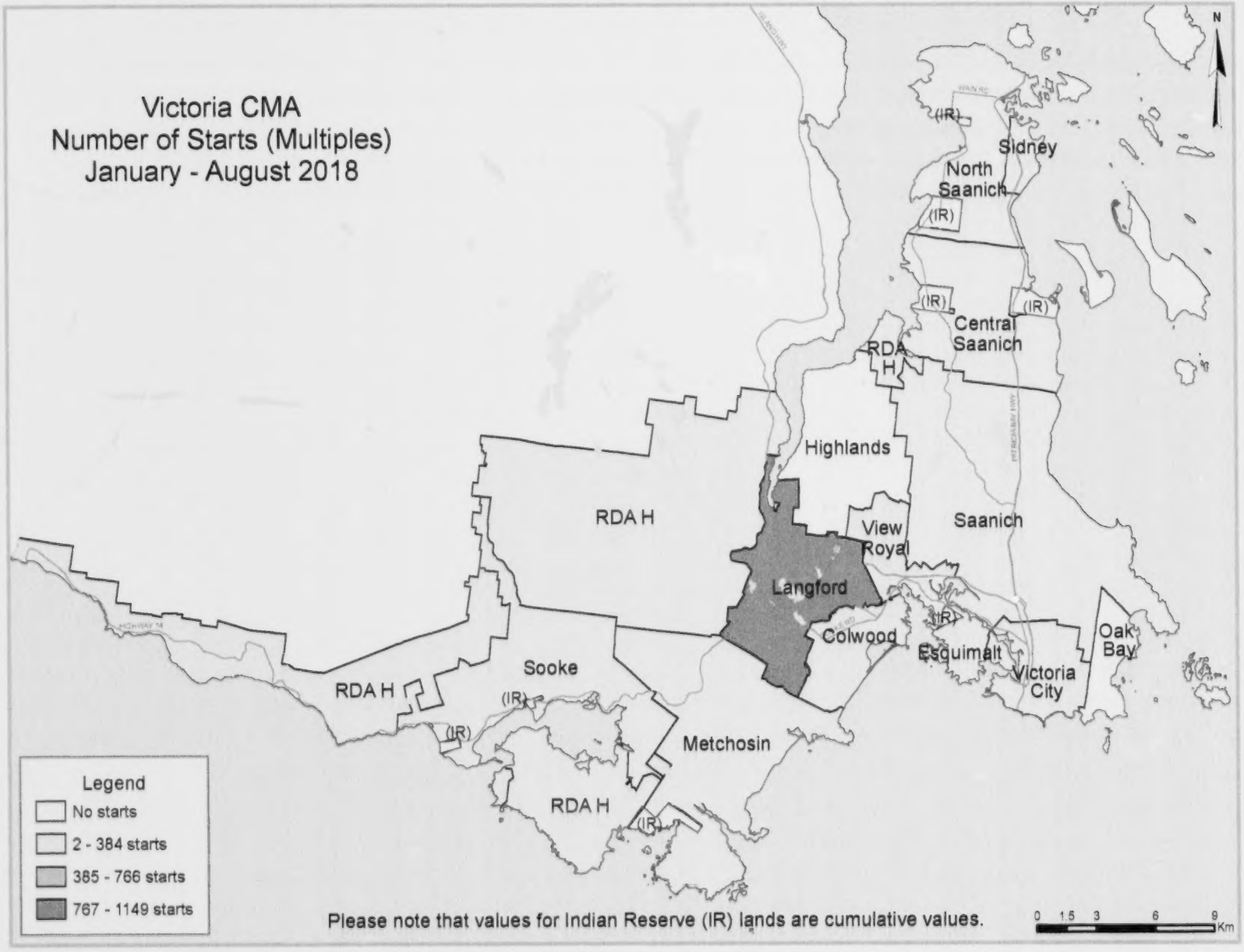
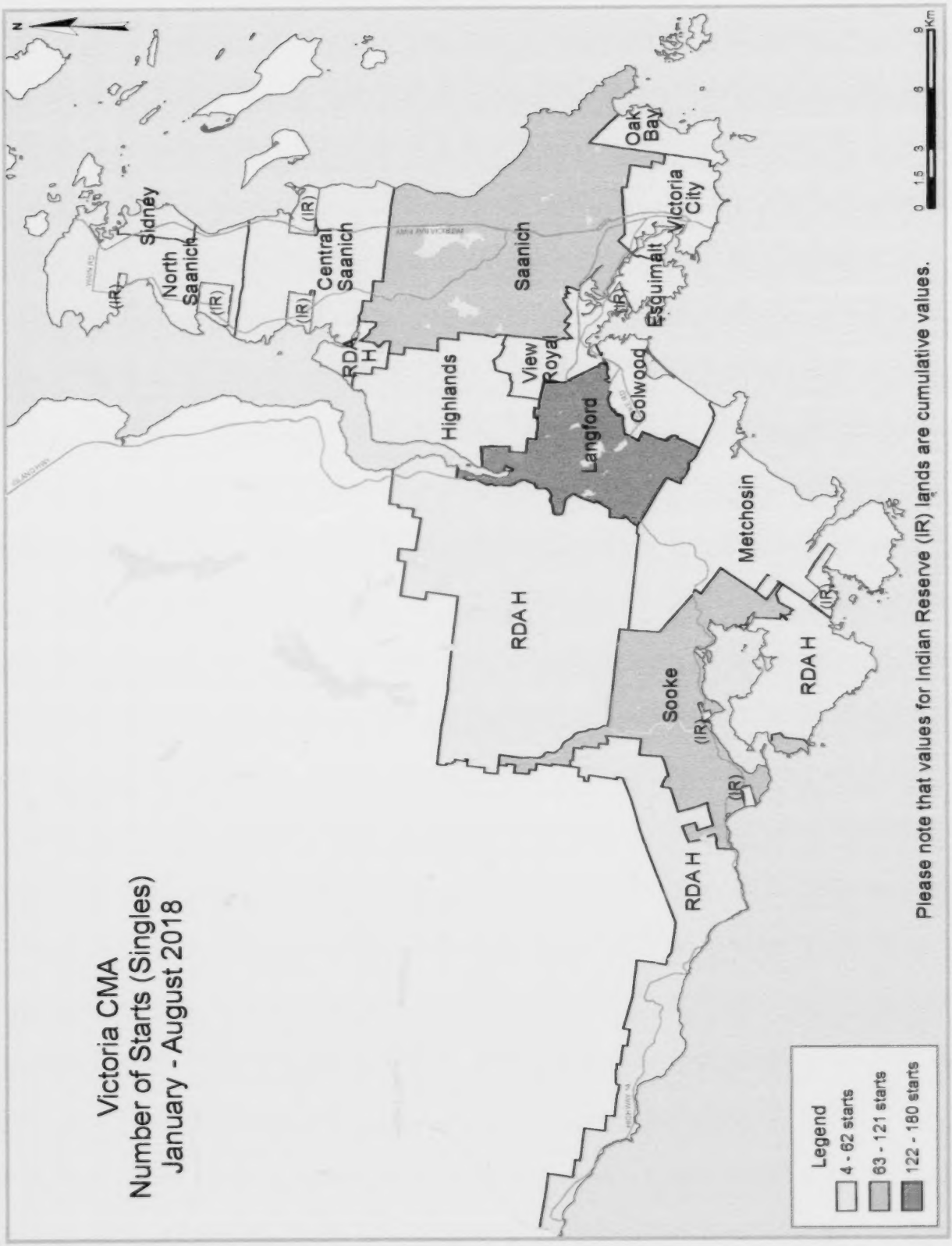
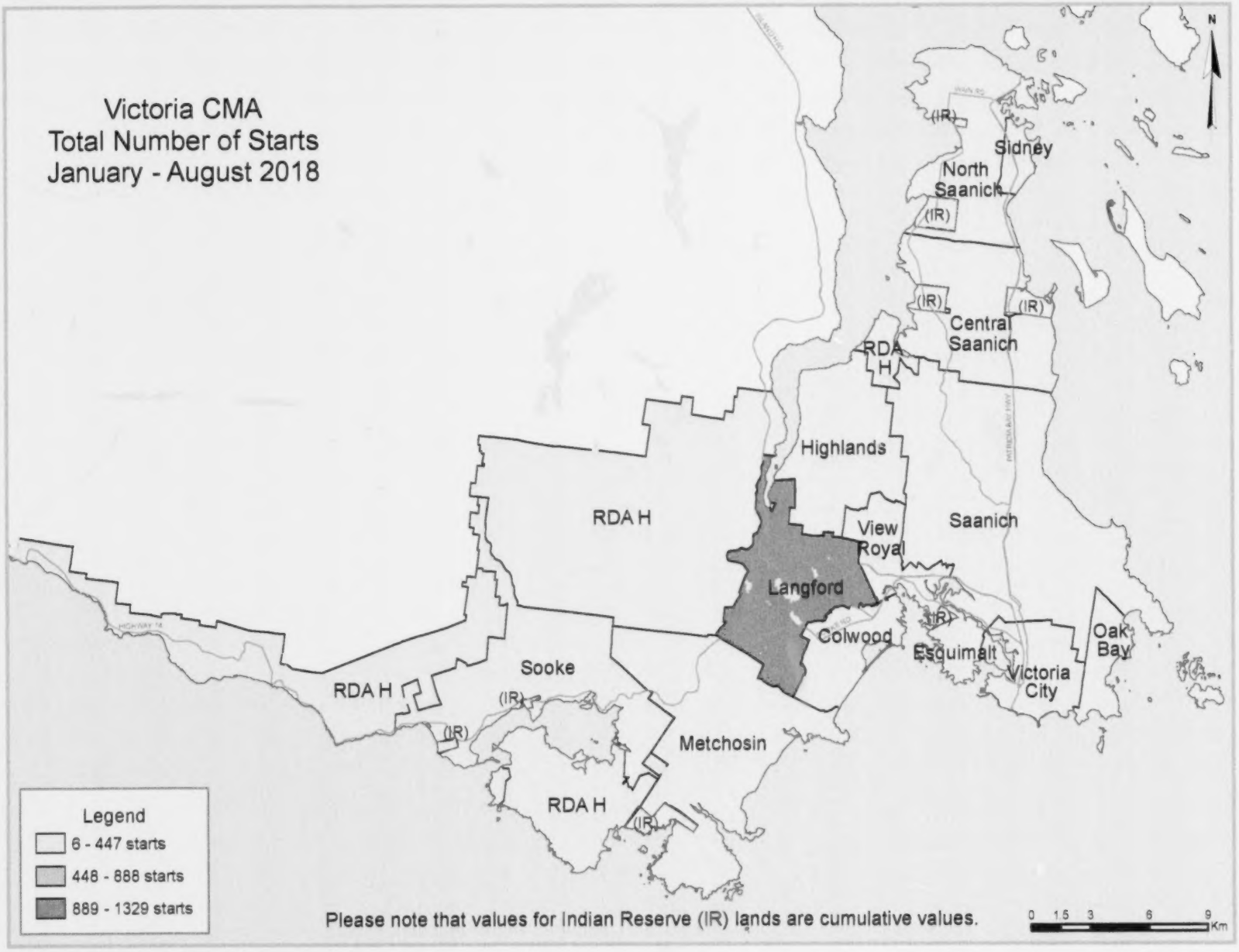

Victoria CMA
Number of Starts (Multiples)
August 2018
N
(IR)
Sidney
North Saanich
(IR)
(IR)
(IR)
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Langford
(IR)
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
(IR)
(IR)
Metchosin
RDA H
(IR)
Legend
No starts
1 - 131 starts
132 - 262 starts
263 - 393 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km


Victoria CMA
Number of Starts (Singles)
August 2018
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 9 starts
10 - 17 starts
18 - 25 starts
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Highlands
Colwood
Langford
Metchosin
Sooke
RDA H
(IR)
0 1.5 3 6 9 Km


Victoria CMA
Total Number of Starts
August 2018
N
Sidney
North Saanich
(IR)
Central Saanich
RDA H
Highlands
Saanich
View Royal
Langford
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
Metchosin
Legend
No starts
1 - 140 starts
141 - 279 starts
280 - 418 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km


Victoria CMA
Number of Starts (Multiples)
January - August 2018
N
Sidney
North Saanich
(IR)
Central Saanich
RDA H
Highlands
Saanich
View Royal
Langford
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
Metchosin
Legend
No starts
2 - 384 starts
385 - 766 starts
767 - 1149 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km


Victoria CMA
Number of Starts (Singles)
January - August 2018
Sidney
North Saanich
Central Saanich
Saanich
Oak Bay
Victoria City
Esquimalt
View Royal
Colwood
Langford
Highlands
Metchosin
Sooke
RDA H
(IR)
Legend
4 - 62 starts
63 - 121 starts
122 - 180 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9 Km


Victoria CMA
Total Number of Starts
January - August 2018
N
(IR)
Sidney
North Saanich
(IR)
(IR)
(IR)
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Langford
Colwood
(IR)
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
(IR)
(IR)
Metchosin
RDA H
(IR)
Legend
6 - 447 starts
448 - 888 starts
889 - 1329 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2018		
Victoria CMA[1]	July 2018	August 2018
Trend[2]	4,119	4,658
SAAR	4,867	7,037
	August 2017	August 2018
Actual		
August - Single-Detached	63	66
August - Multiples	120	514
August - Total	183	580
January to August - Single-Detached	619	587
January to August - Multiples	1,477	2,178
January to August - Total	2,096	2,765

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Victoria CMA
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2018	58	2	0	3	33	76	5	403	580
August 2017	61	2	0	0	43	60	6	11	183
% Change	-4.9	0.0	n/a	n/a	-23.3	26.7	-16.7	**	**
Year-to-date 2018	533	56	0	20	165	459	43	1,489	2,765
Year-to-date 2017	589	50	0	16	209	373	58	801	2,096
% Change	-9.5	12.0	n/a	25.0	-21.1	23.1	-25.9	85.9	31.9
UNDER CONSTRUCTION									
August 2018	731	64	0	26	244	1,575	44	2,409	5,093
August 2017	726	58	1	6	256	907	49	1,295	3,298
% Change	0.7	10.3	-100.0	**	-4.7	73.6	-10.2	86.0	54.4
COMPLETIONS									
August 2018	68	14	0	3	13	88	2	30	218
August 2017	55	2	0	2	6	0	16	86	167
% Change	23.6	**	n/a	50.0	116.7	n/a	-87.5	-65.1	30.5
Year-to-date 2018	424	68	0	9	176	281	65	821	1,844
Year-to-date 2017	506	60	0	10	108	242	57	657	1,640
% Change	-16.2	13.3	n/a	-10.0	63.0	16.1	14.0	25.0	12.4
COMPLETED & NOT ABSORBED									
August 2018	44	11	0	0	10	7	n/a	n/a	72
August 2017	29	0	0	1	5	4	n/a	n/a	39
% Change	51.7	n/a	n/a	-100.0	100.0	75.0	n/a	n/a	84.6
ABSORBED									
August 2018	69	8	0	3	17	88	n/a	n/a	185
August 2017	52	3	0	2	7	4	n/a	n/a	68
% Change	32.7	166.7	n/a	50.0	142.9	**	n/a	n/a	172.1
Year-to-date 2018	425	60	0	9	173	292	n/a	n/a	959
Year-to-date 2017	497	61	0	10	114	262	n/a	n/a	944
% Change	-14.5	-1.6	n/a	-10.0	51.8	11.5	n/a	n/a	1.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Victoria City									
August 2018	3	0	0	0	0	54	1	3	61
August 2017	0	2	0	0	0	0	0	0	2
Oak Bay									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	6	0	0	0	0	0	0	0	6
Esquimalt									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	2	0	0	0	12	0	0	0	14
Saanich									
August 2018	10	0	0	0	0	0	0	6	16
August 2017	8	0	0	0	0	0	0	1	9
Central Saanich									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	2	0	0	0	0	0	0	0	2
North Saanich									
August 2018	5	0	0	0	0	0	0	0	5
August 2017	7	0	0	0	0	0	0	0	7
Sidney									
August 2018	4	0	0	0	16	22	0	2	44
August 2017	1	0	0	0	5	0	0	0	6
View Royal									
August 2018	1	0	0	0	4	0	0	0	5
August 2017	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
August 2018	2	0	0	0	0	0	1	1	4
August 2017	6	0	0	0	0	0	0	1	7
Highlands									
August 2018	1	0	0	0	0	0	1	0	2
August 2017	1	0	0	0	0	0	0	0	1
Langford									
August 2018	22	0	0	3	6	0	0	387	418
August 2017	14	0	0	0	4	60	0	7	85
Colwood									
August 2018	6	2	0	0	4	0	0	0	12
August 2017	8	0	0	0	16	0	0	0	24
Metchosin									
August 2018	0	0	0	0	0	0	0	1	1
August 2017	0	0	0	0	0	0	0	0	0
Sooke									
August 2018	3	0	0	0	3	0	0	3	9
August 2017	5	0	0	0	6	0	0	2	13
First Nations									
August 2018	0	0	0	0	0	0	2	0	2
August 2017	0	0	0	0	0	0	6	0	6
Victoria CMA									
August 2018	58	2	0	3	33	76	5	403	580
August 2017	61	2	0	0	43	60	6	11	183

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Victoria City									
August 2018	24	2	0	0	7	900	3	383	1,319
August 2017	33	4	0	2	10	428	0	698	1,175
Oak Bay									
August 2018	47	0	0	0	0	0	0	0	47
August 2017	45	2	0	0	0	0	0	0	47
Esquimalt									
August 2018	9	2	0	0	14	30	0	1	56
August 2017	7	0	0	1	12	30	0	0	50
Saanich									
August 2018	121	2	0	0	13	310	0	328	774
August 2017	116	0	1	0	8	175	0	119	419
Central Saanich									
August 2018	30	2	0	0	0	72	1	11	116
August 2017	18	8	0	0	0	0	0	5	31
North Saanich									
August 2018	64	0	0	0	0	54	2	9	129
August 2017	64	2	0	0	3	18	1	15	103
Sidney									
August 2018	16	12	0	0	37	60	0	60	185
August 2017	21	6	0	1	7	42	0	28	105
View Royal									
August 2018	36	0	0	0	4	37	9	281	367
August 2017	16	18	0	0	8	0	0	0	42
Reg. Dist. Area H									
August 2018	32	0	0	2	0	0	2	6	42
August 2017	31	0	0	0	0	0	1	3	35
Highlands									
August 2018	15	0	0	0	0	0	1	0	16
August 2017	9	0	0	0	0	0	0	0	9
Langford									
August 2018	198	18	0	13	136	89	2	1,111	1,567
August 2017	203	6	0	1	137	174	4	346	871
Colwood									
August 2018	56	2	0	11	30	20	0	142	261
August 2017	89	0	0	0	48	33	0	60	230
Metchosin									
August 2018	6	0	0	0	0	0	0	2	8
August 2017	10	0	0	0	0	0	0	1	11
Sooke									
August 2018	77	24	0	0	3	3	1	75	183
August 2017	64	12	0	1	23	7	0	20	127
First Nations									
August 2018	0	0	0	0	0	0	23	0	23
August 2017	0	0	0	0	0	0	43	0	43
Victoria CMA									
August 2018	731	64	0	26	244	1,575	44	2,409	5,093
August 2017	726	58	1	6	256	907	49	1,295	3,298

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Victoria City									
August 2018	3	2	0	0	0	88	0	16	109
August 2017	4	0	0	0	0	0	0	66	70
Oak Bay									
August 2018	4	0	0	0	0	0	0	0	4
August 2017	1	0	0	0	0	0	0	0	1
Esquimalt									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	2	0	0	0	2
Saanich									
August 2018	11	0	0	0	0	0	0	7	18
August 2017	8	0	0	0	0	0	0	6	14
Central Saanich									
August 2018	0	2	0	0	0	0	0	0	2
August 2017	0	0	0	0	0	0	0	0	0
North Saanich									
August 2018	5	0	0	0	0	0	0	0	5
August 2017	0	0	0	0	0	0	0	0	0
Sidney									
August 2018	0	2	0	0	0	0	0	0	2
August 2017	2	2	0	0	0	0	0	1	5
View Royal									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	4	0	0	0	0	0	0	0	4
Reg. Dist. Area H									
August 2018	10	0	0	3	0	0	0	1	14
August 2017	2	0	0	0	0	0	0	0	2
Highlands									
August 2018	1	0	0	0	0	0	0	0	1
August 2017	5	0	0	0	0	0	0	0	5
Langford									
August 2018	14	4	0	0	11	0	0	5	34
August 2017	19	0	0	0	4	0	0	10	33
Colwood									
August 2018	13	0	0	0	0	0	0	0	13
August 2017	4	0	0	2	0	0	0	0	6
Metchosin									
August 2018	1	0	0	0	0	0	0	1	2
August 2017	1	0	0	0	0	0	0	0	1
Sooke									
August 2018	5	4	0	0	2	0	2	0	13
August 2017	5	0	0	0	0	0	0	3	8
First Nations									
August 2018	0	0	0	0	0	0	0	0	0
August 2017	0	0	0	0	0	0	16	0	16
Victoria CMA									
August 2018	68	14	0	3	13	88	2	30	218
August 2017	55	2	0	2	6	0	16	86	167

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Victoria City									
August 2018	4	1	0	0	0	1	n/a	n/a	6
August 2017	1	0	0	0	4	2	n/a	n/a	7
Oak Bay									
August 2018	2	2	0	0	0	0	n/a	n/a	4
August 2017	1	0	0	0	0	0	n/a	n/a	1
Esquimalt									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	0	0	0	0	0	0	n/a	n/a	0
Saanich									
August 2018	8	0	0	0	0	0	n/a	n/a	8
August 2017	6	0	0	1	0	0	n/a	n/a	7
Central Saanich									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	1	0	0	0	0	0	n/a	n/a	1
North Saanich									
August 2018	3	0	0	0	0	0	n/a	n/a	3
August 2017	3	0	0	0	0	0	n/a	n/a	3
Sidney									
August 2018	0	2	0	0	2	3	n/a	n/a	7
August 2017	1	0	0	0	0	0	n/a	n/a	1
View Royal									
August 2018	2	0	0	0	0	0	n/a	n/a	2
August 2017	0	0	0	0	0	0	n/a	n/a	0
Reg. Dist. Area H									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Highlands									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	3	0	0	0	0	0	n/a	n/a	3
Langford									
August 2018	12	2	0	0	5	0	n/a	n/a	19
August 2017	10	0	0	0	1	0	n/a	n/a	11
Colwood									
August 2018	11	0	0	0	0	0	n/a	n/a	11
August 2017	1	0	0	0	0	0	n/a	n/a	1
Metchosin									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Sooke									
August 2018	0	4	0	0	3	3	n/a	n/a	10
August 2017	2	0	0	0	0	2	n/a	n/a	4
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
August 2018	44	11	0	0	10	7	n/a	n/a	72
August 2017	29	0	0	1	5	4	n/a	n/a	39

Table 1.2: Housing Activity Summary by Submarket
August 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Victoria City									
August 2018	3	1	0	0	0	88	n/a	n/a	92
August 2017	5	0	0	0	0	0	n/a	n/a	5
Oak Bay									
August 2018	4	0	0	0	0	0	n/a	n/a	4
August 2017	2	0	0	0	0	0	n/a	n/a	2
Esquimalt									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	2	0	n/a	n/a	2
Saanich									
August 2018	9	0	0	0	0	0	n/a	n/a	9
August 2017	8	0	0	0	1	0	n/a	n/a	9
Central Saanich									
August 2018	0	2	0	0	0	0	n/a	n/a	2
August 2017	0	0	0	0	0	0	n/a	n/a	0
North Saanich									
August 2018	6	0	0	0	0	0	n/a	n/a	6
August 2017	0	0	0	0	0	0	n/a	n/a	0
Sidney									
August 2018	0	0	0	0	1	0	n/a	n/a	1
August 2017	2	2	0	0	0	0	n/a	n/a	4
View Royal									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	4	0	0	0	0	0	n/a	n/a	4
Reg. Dist. Area H									
August 2018	10	0	0	3	0	0	n/a	n/a	13
August 2017	2	0	0	0	0	0	n/a	n/a	2
Highlands									
August 2018	2	0	0	0	0	0	n/a	n/a	2
August 2017	4	0	0	0	0	0	n/a	n/a	4
Langford									
August 2018	13	2	0	0	14	0	n/a	n/a	29
August 2017	16	1	0	0	4	0	n/a	n/a	21
Colwood									
August 2018	15	0	0	0	2	0	n/a	n/a	17
August 2017	4	0	0	2	0	0	n/a	n/a	6
Metchosin									
August 2018	1	0	0	0	0	0	n/a	n/a	1
August 2017	1	0	0	0	0	0	n/a	n/a	1
Sooke									
August 2018	5	3	0	0	0	0	n/a	n/a	8
August 2017	4	0	0	0	0	4	n/a	n/a	8
First Nations									
August 2018	0	0	0	0	0	0	n/a	n/a	0
August 2017	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
August 2018	69	8	0	3	17	88	n/a	n/a	185
August 2017	52	3	0	2	7	4	n/a	n/a	68

Table 1.3: History of Housing Starts of Victoria CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	852	80	0	27	314	1,011	97	1,481	3,862
% Change	-3.0	-16.7	n/a	170.0	85.8	48.5	102.1	40.9	31.7
2016	878	96	0	10	169	681	48	1,051	2,933
% Change	31.2	57.4	n/a	100.0	26.1	64.9	**	47.4	46.1
2015	669	61	0	5	134	413	13	713	2,008
% Change	33.3	13.0	n/a	-66.7	3.9	50.7	-61.8	132.2	52.7
2014	502	54	0	15	129	274	34	307	1,315
% Change	3.9	8.0	n/a	15.4	59.3	-61.5	47.8	-5.2	-22.0
2013	483	50	0	13	81	711	23	324	1,685
% Change	-9.7	-37.5	-100.0	**	-25.7	16.9	15.0	-4.7	-0.9
2012	535	80	7	1	109	608	20	340	1,700
% Change	-7.4	25.0	n/a	-92.9	-43.8	19.4	-51.2	40.5	3.5
2011	578	64	0	14	194	509	41	242	1,642
% Change	-28.8	-28.9	n/a	27.3	4.3	-36.5	-66.9	157.4	-22.5
2010	812	90	0	11	186	801	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	**	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Victoria City	4	0	0	2	0	0	57	0	61	2	**
Oak Bay	1	6	0	0	0	0	0	0	1	6	-83.3
Esquimalt	0	2	0	0	0	12	0	0	0	14	-100.0
Saanich	10	8	0	0	0	0	6	1	16	9	77.8
Central Saanich	0	2	0	0	0	0	0	0	0	2	-100.0
North Saanich	5	7	0	0	0	0	0	0	5	7	-28.6
Sidney	4	1	0	2	16	3	24	0	44	6	**
View Royal	1	1	0	0	4	0	0	0	5	1	**
Reg. Dist. Area H	3	6	0	0	0	0	1	1	4	7	-42.9
Highlands	2	1	0	0	0	0	0	0	2	1	100.0
Langford	25	14	2	4	4	0	387	67	418	85	**
Colwood	6	8	2	0	4	16	0	0	12	24	-50.0
Metchosin	0	0	0	0	0	0	1	0	1	0	n/a
Sooke	3	5	0	6	3	0	3	2	9	13	-30.8
First Nations	2	2	0	0	0	4	0	0	2	6	-66.7
Victoria CMA	66	63	4	14	31	35	479	71	580	183	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Victoria City	21	22	2	4	0	0	295	378	318	404	-21.3
Oak Bay	26	27	0	2	0	0	0	0	26	29	-10.3
Esquimalt	5	7	2	0	0	12	1	30	8	49	-83.7
Saanich	65	72	0	4	13	0	222	183	300	259	15.8
Central Saanich	23	9	2	8	0	0	80	4	105	21	**
North Saanich	49	59	0	0	0	0	23	30	72	89	-19.1
Sidney	12	22	12	6	20	3	25	54	69	85	-18.8
View Royal	27	17	0	20	13	0	92	0	132	37	**
Reg. Dist. Area H	27	19	0	0	0	0	6	2	33	21	57.1
Highlands	13	7	0	0	0	0	0	0	13	7	85.7
Langford	180	190	26	24	97	117	1,026	403	1,329	734	81.1
Colwood	51	80	8	4	8	35	102	60	169	179	-5.6
Metchosin	4	8	0	0	0	0	2	1	6	9	-33.3
Sooke	67	69	24	20	3	0	74	29	168	118	42.4
First Nations	17	11	0	0	0	44	0	0	17	55	-69.1
Victoria CMA	587	619	76	92	154	211	1,948	1,174	2,765	2,096	31.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Victoria City	0	0	0	0	54	0	3	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	12	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	6	1
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	16	3	0	0	22	0	2	0
View Royal	4	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	1	1
Highlands	0	0	0	0	0	0	0	0
Langford	4	0	0	0	0	60	387	7
Colwood	4	16	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	3	0	0	0	0	0	3	2
First Nations	0	0	0	4	0	0	0	0
Victoria CMA	31	31	0	4	76	60	403	11

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	0	0	0	0	144	145	151	233
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	12	0	0	0	30	1	0
Saanich	13	0	0	0	166	85	56	98
Central Saanich	0	0	0	0	72	0	8	4
North Saanich	0	0	0	0	18	18	5	12
Sidney	20	3	0	0	22	25	3	29
View Royal	4	0	9	0	0	0	92	0
Reg. Dist. Area H	0	0	0	0	0	0	6	2
Highlands	0	0	0	0	0	0	0	0
Langford	97	117	0	0	14	66	1,012	337
Colwood	8	35	0	0	20	0	82	60
Metchosin	0	0	0	0	0	0	2	1
Sooke	3	0	0	0	3	4	71	25
First Nations	0	0	0	44	0	0	0	0
Victoria CMA	145	167	9	44	459	373	1,499	801

Table 2.4: Starts by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Victoria City	3	2	54	0	4	0	61	2
Oak Bay	1	6	0	0	0	0	1	6
Esquimalt	0	2	0	12	0	0	0	14
Saanich	10	8	0	0	6	1	16	9
Central Saanich	0	2	0	0	0	0	0	2
North Saanich	5	7	0	0	0	0	5	7
Sidney	4	1	38	5	2	0	44	6
View Royal	1	1	4	0	0	0	5	1
Reg. Dist. Area H	2	6	0	0	2	1	4	7
Highlands	1	1	0	0	1	0	2	1
Langford	22	14	9	64	387	7	418	85
Colwood	8	8	4	16	0	0	12	24
Metchosin	0	0	0	0	1	0	1	0
Sooke	3	5	3	6	3	2	9	13
First Nations	0	0	0	0	2	6	2	6
Victoria CMA	60	63	112	103	408	17	580	183

Table 2.5: Starts by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	20	24	144	147	154	233	318	404
Oak Bay	26	29	0	0	0	0	26	29
Esquimalt	7	7	0	42	1	0	8	49
Saanich	65	72	179	89	56	98	300	259
Central Saanich	24	17	72	0	9	4	105	21
North Saanich	47	54	18	22	7	13	72	89
Sidney	24	23	42	33	3	29	69	85
View Royal	27	29	4	8	101	0	132	37
Reg. Dist. Area H	21	18	2	0	10	3	33	21
Highlands	12	7	0	0	1	0	13	7
Langford	180	194	134	202	1,015	338	1,329	734
Colwood	44	80	43	39	82	60	169	179
Metchosin	4	8	0	0	2	1	6	9
Sooke	88	77	6	16	74	25	168	118
First Nations	0	0	0	0	17	55	17	55
Victoria CMA	589	639	644	598	1,532	859	2,765	2,096

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	% Change
Victoria City	3	4	2	0	0	0	104	66	109	70	55.7
Oak Bay	4	1	0	0	0	0	0	0	4	1	**
Esquimalt	0	0	0	2	0	0	0	0	0	2	-100.0
Saanich	11	8	0	0	0	0	7	6	18	14	28.6
Central Saanich	0	0	2	0	0	0	0	0	2	0	n/a
North Saanich	5	0	0	0	0	0	0	0	5	0	n/a
Sidney	0	2	2	2	0	0	0	1	2	5	-60.0
View Royal	1	4	0	0	0	0	0	0	1	4	-75.0
Reg. Dist. Area H	13	2	0	0	0	0	1	0	14	2	**
Highlands	1	5	0	0	0	0	0	0	1	5	-80.0
Langford	14	19	12	0	3	4	5	10	34	33	3.0
Colwood	13	6	0	0	0	0	0	0	13	6	116.7
Metchosin	1	1	0	0	0	0	1	0	2	1	100.0
Sooke	7	5	6	0	0	0	0	3	13	8	62.5
First Nations	0	4	0	0	0	12	0	0	0	16	-100.0
Victoria CMA	73	61	24	4	3	16	118	86	218	167	30.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Victoria City	23	23	6	8	0	5	509	335	538	371	45.0
Oak Bay	21	22	2	0	0	0	0	0	23	22	4.5
Esquimalt	5	4	0	2	0	4	0	1	5	11	-54.5
Saanich	59	68	4	0	0	18	75	221	138	307	-55.0
Central Saanich	7	8	4	0	0	0	2	55	13	63	-79.4
North Saanich	39	27	2	0	3	0	7	4	51	31	64.5
Sidney	13	25	10	14	3	0	20	3	46	42	9.5
View Royal	13	11	16	10	0	3	8	0	37	24	54.2
Reg. Dist. Area H	29	10	0	0	0	0	2	0	31	10	**
Highlands	7	28	0	0	0	0	0	0	7	28	-75.0
Langford	120	167	24	24	100	74	397	259	641	524	22.3
Colwood	55	58	12	0	24	0	69	0	160	58	175.9
Metchosin	9	4	0	0	0	0	2	0	11	4	175.0
Sooke	40	63	34	14	0	0	11	21	85	98	-13.3
First Nations	8	7	0	0	50	40	0	0	58	47	23.4
Victoria CMA	448	525	114	72	180	144	1,102	899	1,844	1,640	12.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Victoria City	0	0	0	0	88	0	16	66
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	7	6
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	1
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	3	4	0	0	0	0	5	10
Colwood	0	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	0	0	0	0	0	0	0	3
First Nations	0	0	0	12	0	0	0	0
Victoria CMA	3	4	0	12	88	0	30	86

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	0	5	0	0	88	141	421	194
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	4	0	0	0	0	0	1
Saanich	0	10	0	8	46	101	29	120
Central Saanich	0	0	0	0	0	0	2	55
North Saanich	3	0	0	0	0	0	7	4
Sidney	3	0	0	0	17	0	3	3
View Royal	0	3	0	0	0	0	8	0
Reg. Dist. Area H	0	0	0	0	0	0	2	0
Highlands	0	0	0	0	0	0	0	0
Langford	100	74	0	0	93	0	304	259
Colwood	24	0	0	0	33	0	36	0
Metchosin	0	0	0	0	0	0	2	0
Sooke	0	0	0	0	4	0	7	21
First Nations	0	0	50	40	0	0	0	0
Victoria CMA	130	96	50	48	281	242	821	657

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017	Aug 2018	Aug 2017
Victoria City	5	4	88	0	16	66	109	70
Oak Bay	4	1	0	0	0	0	4	1
Esquimalt	0	0	0	2	0	0	0	2
Saanich	11	8	0	0	7	6	18	14
Central Saanich	2	0	0	0	0	0	2	0
North Saanich	5	0	0	0	0	0	5	0
Sidney	2	4	0	0	0	1	2	5
View Royal	1	4	0	0	0	0	1	4
Reg. Dist. Area H	10	2	3	0	1	0	14	2
Highlands	1	5	0	0	0	0	1	5
Langford	18	19	11	4	5	10	34	33
Colwood	13	4	0	2	0	0	13	6
Metchosin	1	1	0	0	1	0	2	1
Sooke	9	5	2	0	2	3	13	8
First Nations	0	0	0	0	0	16	0	16
Victoria CMA	82	57	104	8	32	102	218	167

Table 3.5: Completions by Submarket and by Intended Market
January - August 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Victoria City	29	31	88	146	421	194	538	371
Oak Bay	23	22	0	0	0	0	23	22
Esquimalt	5	4	0	6	0	1	5	11
Saanich	59	68	50	111	29	128	138	307
Central Saanich	10	8	0	0	3	55	13	63
North Saanich	41	18	3	8	7	5	51	31
Sidney	16	39	27	0	3	3	46	42
View Royal	29	17	0	7	8	0	37	24
Reg. Dist. Area H	24	10	3	0	4	0	31	10
Highlands	7	28	0	0	0	0	7	28
Langford	124	191	211	74	306	259	641	524
Colwood	52	56	72	2	36	0	160	58
Metchosin	9	4	0	0	2	0	11	4
Sooke	64	70	12	6	9	22	85	98
First Nations	0	0	0	0	58	47	58	47
Victoria CMA	492	566	466	360	886	714	1,844	1,640

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $549,999		$550,000 - $699,999		$700,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
August 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
August 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	1,222,594
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	30.0	14	70.0	20	-	1,342,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	8	36.4	14	63.6	22	-	1,327,148
Oak Bay													
August 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	2,718,843
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	2,287,350
Esquimalt													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	-
Saanich													
August 2018	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	1,387,894
August 2017	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	1,003,140
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	10.5	51	89.5	57	1,650,000	1,790,862
Year-to-date 2017	0	0.0	0	0.0	1	1.6	23	35.9	40	62.5	64	1,205,000	1,283,072
Central Saanich													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	-	1,124,950
North Saanich													
August 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	1,458,267
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	16	41.0	23	59.0	39	900,000	1,280,791
Year-to-date 2017	0	0.0	8	33.3	3	12.5	10	41.7	3	12.5	24	510,000	670,667
Sidney													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	11	68.8	5	31.3	16	-	1,091,559
Year-to-date 2017	1	4.0	0	0.0	11	44.0	9	36.0	4	16.0	25	-	903,389
View Royal													
August 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
August 2017	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	708,550
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	-	1,010,800
Year-to-date 2017	0	0.0	1	9.1	8	72.7	2	18.2	0	0.0	11	-	640,967
Reg. Dist. Area H													
August 2018	5	38.5	3	23.1	0	0.0	3	23.1	2	15.4	13	450,000	643,546
August 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	6	22.2	3	11.1	5	18.5	6	22.2	7	25.9	27	450,000	742,413
Year-to-date 2017	1	10.0	2	20.0	1	10.0	4	40.0	2	20.0	10	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $549,999		$550,000 - $699,999		$700,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
August 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
August 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	1	12.5	6	75.0	1	12.5	8	-	-
Year-to-date 2017	0	0.0	1	3.7	1	3.7	25	92.6	0	0.0	27	-	810,836
Langford													
August 2018	1	7.7	0	0.0	3	23.1	8	61.5	1	7.7	13	780,000	771,638
August 2017	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	845,000	1,026,216
Year-to-date 2018	1	0.8	1	0.8	30	24.2	77	62.1	15	12.1	124	810,000	870,047
Year-to-date 2017	1	0.6	15	9.1	51	30.9	79	47.9	19	11.5	165	735,000	802,576
Colwood													
August 2018	0	0.0	0	0.0	4	26.7	8	53.3	3	20.0	15	720,000	847,750
August 2017	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	-	883,250
Year-to-date 2018	0	0.0	0	0.0	7	13.7	31	60.8	13	25.5	51	720,000	927,908
Year-to-date 2017	0	0.0	1	1.7	43	74.1	9	15.5	5	8.6	58	600,000	710,353
Metchosin													
August 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Sooke													
August 2018	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	-	605,613
August 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	554,506
Year-to-date 2018	14	35.9	4	10.3	11	28.2	7	17.9	3	7.7	39	700,000	586,817
Year-to-date 2017	5	7.9	39	61.9	17	27.0	1	1.6	1	1.6	63	500,000	545,444
First Nations													
August 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Victoria CMA													
August 2018	8	11.1	3	4.2	9	12.5	27	37.5	25	34.7	72	855,000	1,016,934
August 2017	0	0.0	3	5.6	13	24.1	22	40.7	16	29.6	54	900,000	986,669
Year-to-date 2018	21	4.8	8	1.8	54	12.4	181	41.7	170	39.2	434	930,000	1,125,033
Year-to-date 2017	8	1.6	67	13.2	141	27.8	175	34.5	116	22.9	507	760,000	918,317

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2018						
Submarket	Aug 2018	Aug 2017	% Change	YTD 2018	YTD 2017	% Change
Victoria City	-	1,222,594	n/a	1,342,000	1,327,148	1.1
Oak Bay	-	-	n/a	2,718,843	2,287,350	18.9
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,387,894	1,003,140	38.4	1,790,862	1,283,072	39.6
Central Saanich	-	-	n/a	-	1,124,950	n/a
North Saanich	1,458,267	-	n/a	1,280,791	670,667	91.0
Sidney	-	-	n/a	1,091,559	903,389	20.8
View Royal	-	708,550	n/a	1,010,800	640,967	57.7
Reg. Dist. Area H	643,546	-	n/a	742,413	-	n/a
Highlands	-	-	n/a	-	810,836	n/a
Langford	771,638	1,026,216	-24.8	870,047	802,576	8.4
Colwood	847,750	883,250	-4.0	927,908	710,353	30.6
Metchosin	-	-	n/a	-	-	n/a
Sooke	605,613	554,506	9.2	586,817	545,444	7.6
First Nations	-	-	n/a	-	-	n/a
Victoria CMA	1,016,934	986,669	3.1	1,125,033	918,317	22.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Victoria

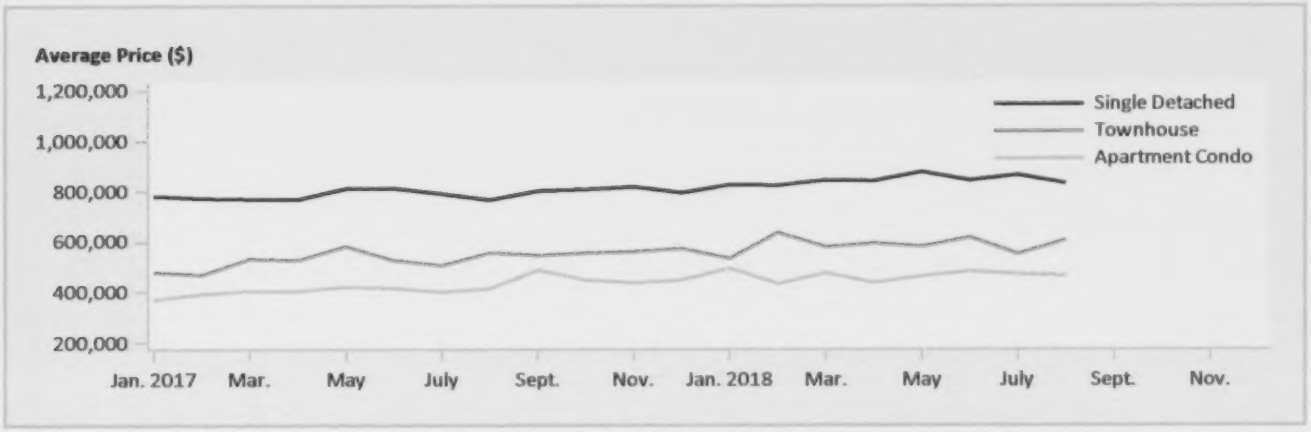


Figure 5.2: MLS® Residential Sales for Victoria

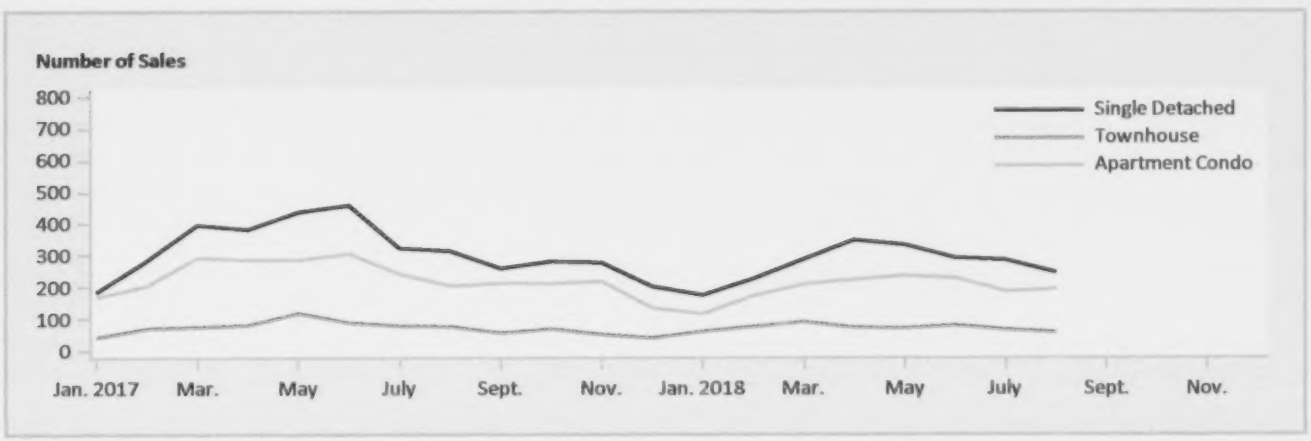
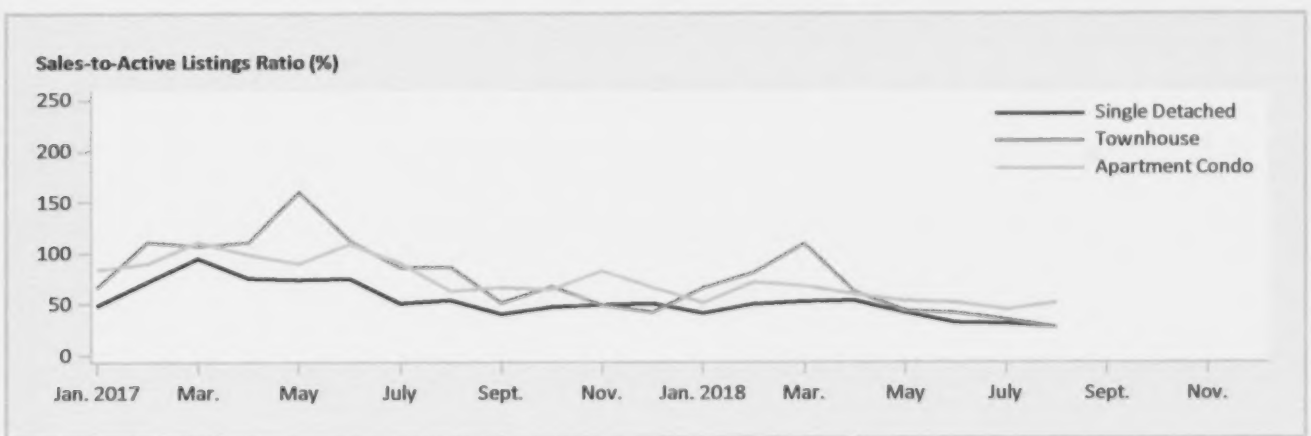


Figure 5.3: MLS® Residential Sales-to-Active Listings Ratio for Victoria



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Victoria Real Estate Board (VREB)
Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes.

Table 6: Economic Indicators
August 2018

		Interest Rates			NHPI, Total, Victoria CMA 2016.12 =100	CPI, 2002 =100	Victoria Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.4	121.6	188	4.6	63.7	897
	February	561	3.14	4.64	101.4	121.9	189	4.3	63.9	899
	March	561	3.14	4.64	101.4	122.6	191	3.7	64.0	902
	April	561	3.14	4.64	101.4	122.7	192	3.6	64.4	903
	May	561	3.14	4.64	101.4	123.4	192	3.8	64.2	910
	June	561	3.14	4.64	101.4	123.5	191	4.0	64.2	919
	July	573	3.14	4.84	101.4	123.9	190	4.5	64.0	932
	August	573	3.14	4.84	101.4	124.0	192	4.5	64.5	927
	September	575	3.09	4.89	101.4	123.6	193	4.4	64.8	928
	October	581	3.24	4.99	101.6	123.3	195	3.7	64.8	929
	November	581	3.24	4.99	101.6	123.4	194	3.3	64.3	944
	December	581	3.24	4.99	101.6	122.6	193	3.5	64.0	957
2018	January	590	3.34	5.14	101.6	123.4	193	3.9	64.2	964
	February	590	3.34	5.14	101.6	124.5	192	4.4	64.3	965
	March	590	3.34	5.14	102.8	124.9	194	4.5	64.9	965
	April	590	3.34	5.14	102.8	125.2	196	4.2	65.1	962
	May	601	3.49	5.34	102.8	126.0	199	3.9	66.0	957
	June	601	3.49	5.34	102.8	126.1	199	4.2	66.1	949
	July	601	3.49	5.34	102.8	127.1	200	4.2	66.3	940
	August	601	3.49	5.34		127.1	197	4.3	65.4	951
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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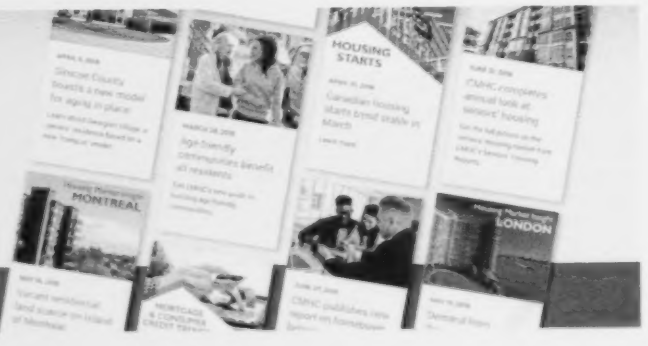

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